

37 Longridge Avenue,
Saltdean, Brighton, East Sussex,
BN2 8LG



OFFICE / RETAIL / CAFÉ

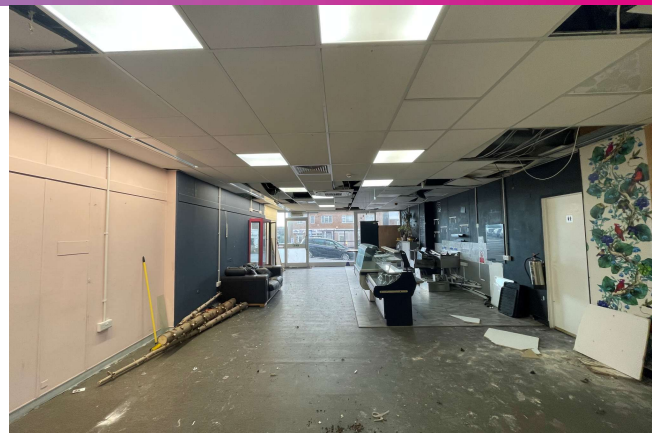
822 Sq Ft
(75 Sq M)

RENT: £18,000 PER ANNUM

Ground Floor Office / Retail Premises (Class E) In Saltdean Village

+ * **COMING SOON** *

- + Situated in popular coastal village of Saltdean
- + Undergoing Complete Refurbishment
- + Nearby Occupiers Include Co-op, takeaway / restaurant, Martlets Charity Shop & Public House
- + Suit Variety Of Commercial Uses (stpc)
- + New Flexible Lease Terms
- + Low Overheads – 100% Small Business Rates Relief Applicable (subject to tenant status)
- + Viewing Highly Recommended



Location

The property is situated on the popular throughfare of Longridge Avenue in the popular village of Seaford. Nearby occupiers include Co-op convenience store, takeaway / restaurant, charity shop & public house. Saltdean is a popular seaside village located between the city of Brighton (5 miles west) and the large coastal town of Eastbourne (17 miles east). The closest train station is Newhaven Harbour approx. 5 miles from the subject property where regular services run along the south coast and north to London with a journey time of 1 hour and 30 minutes. Saltdean also benefits from superb road links with the A27 located to the north and A259 coastal road located to the south.

Description

The property is to undergo complete refurbishment but comprises of a ground floor lock up retail / office premises.

The premises benefits from lino flooring, suspended ceiling with inset lighting, a large window frontage & ample electrical points. At the rear of the property there are customer & staff WC's & a storeroom which will be converted into a new kitchenette. The property has previously traded as a café for many years but would suit a variety of commercial uses subject to gaining the necessary planning consents.

Externally there is a yard which provides a store for bins. It should be noted that the above flat also has access to the yard.

This is seen as an ideal opportunity for a new or expanding business to take on commercial premises in a popular location with relatively low overheads.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail	728	67
Rear Store	94	8
Total	822	75

Terms

The property is available by way of an effective FR&I Lease with terms to be negotiated & agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £10,500. It is therefore felt that subject to Tenant status, that 100% small business rates relief may be applicable.

Summary

- + **Rent** - £18,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - C(66)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction

Viewing & Further Information

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